



23 Godolphin Close, Eccles, Manchester M30 9EW

Offers Over £585,000

Briscombe Nutter and Staff are delighted to present for sale, a Large Five Bedroom, DETACHED, family home. Set within a quiet cul-de-sac, this property benefits from a double driveway and garage to the front and a spacious, secluded and sunny garden to the rear. Comprising of a Living Room, Dining Room, Reception/Family Room, Kitchen with under floor heating and Utility on the ground floor. On the first floor this property offers One Master Bedroom with Ensuite, featuring under floor heating. Three Double rooms one of which has an Ensuite and One Study/Single Bedroom. Situated within minutes walking distance of Monton Village, which offers a selection of bars and restaurants, as well as being close to local transport links in Manchester City Centre and Media City. Early Viewing of this wonderful home is Essential!!!

**Briscombe,
Nutter &
Staff.**

ENTRANCE HALL

An external door leads to an Entrance Hallway. Laminate flooring throughout. Internal doors lead to:

LIVING ROOM 15' 11" x 11' 6" (4.86m x 3.53m)

Bay Window to the front elevation. Italian marble Gas fire. TV point



DINING ROOM 10' 7" x 14' 2" (3.24m x 4.33m)

Double doors from the living room leading into a bright dining room. Double doors to the rear elevation leading into the garden. Electric fire and TV point



RECEPTION ROOM 10' 5" x 10' 5" (3.18m x 3.19m)

Window to the rear elevation. TV point



KITCHEN 14' 4" x 10' 5" (4.39m x 3.2m)

Matching wall and base units, finished with black worktops. Integrated appliances including double oven, dual gas and electric hob, dishwasher, sink and fridge/freezer. Under floor heating. Two windows to the rear elevation. Internal door leading to:



UTILITY 4' 11" x 6' 4" (1.52m x 1.94m)

Plumbing for washing machine and dryer. Sink unit. Door to the side elevation.

WC 5' 0" x 4' 5" (1.54m x 1.35m)

Low level WC. Pedestal hand wash basin. Laminate flooring.

LANDING 10' 3" x 7' 3" (3.14m x 2.21m)

Open space landing. Access to part boarded loft and storage cupboard with internal doors leading to:

MASTER BEDROOM 12' 5" x 17' 7" (3.81m x 5.36m)

Two windows to the front elevation. Fitted wardrobes and vanity unit with dressing table. Open space leading to:



DRESSING AREA

3' 3" x 5' 3" (1m x 1.61m)

Fitted wardrobes. Door leading to:

ENSUITE 6' 9" x 7' 1" (2.06m x 2.18m)

Window to the rear elevation. White Villroy Boch Suite. Vanity hand was basin with double sink. Walk in double shower. Low level WC. Tiled floor with under floor heating. Tiled walls. Inset spotlights



BEDROOM FOUR 9' 6" x 11' 7" (2.91m x 3.54m)

Fitted wardrobes. Window to the rear elevation.



STUDY/BEDROOM 5 9' 7" x 7' 3" (2.93m x 2.21m)

Window to the rear elevation. Fitted desk unit



BEDROOM TWO 12' 0" x 16' 6" (3.67m x 5.03m)

Two windows to the front elevation. Fitted wardrobes. Internal door leading to:



ENSUITE 4' 0" x 8' 0" (1.24m x 2.44m)

Low level WC and pedestal hand wash basin. Shower unit. Tiled flooring. Part tiled walls. Window to the side elevation. Inset spotlights.

BEDROOM THREE 9' 5" x 11' 7" (2.89m x 3.54m)

Fitted wardrobes. Window to the rear elevation.



BATHROOM 8' 0" x 5' 8" (2.44m x 1.73m)

Part tiled walls and tiled floor. Bath with overhead shower. Low level WC and pedestal hand wash basin. Inset spotlights.

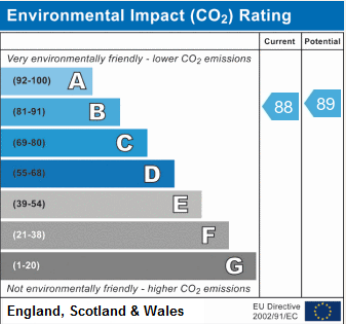
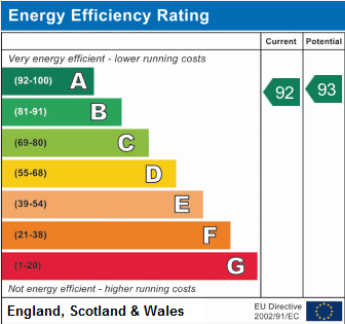


GARAGE 17' 0" x 17' 8" (5.2m x 5.4m)

Double garage.

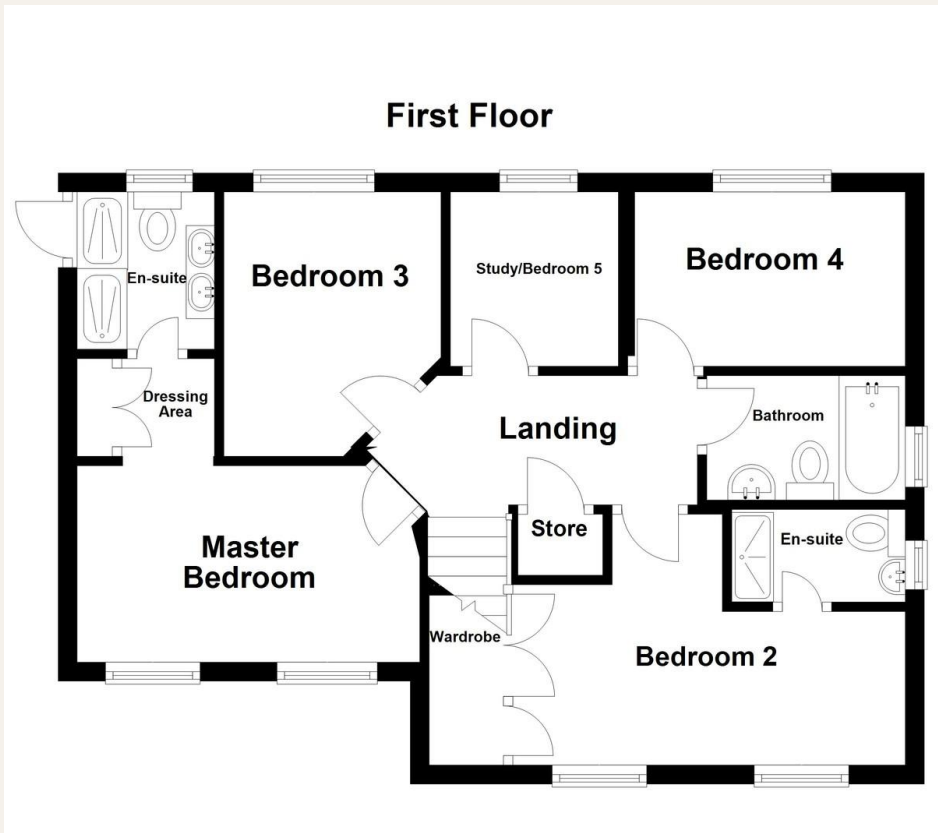
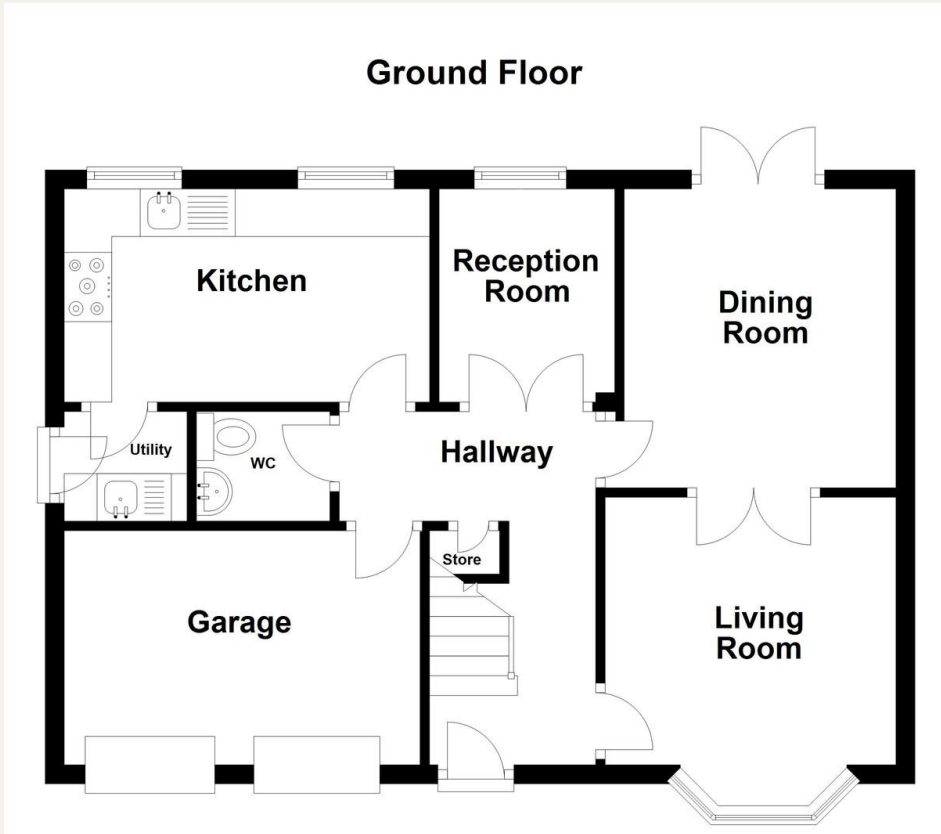
GARDEN

Large spacious garden with small decked area to the rear featuring a lighted water feature. Side gate to the front of the property. This property also features solar panels.



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This plan is included as a guide to layout only. Dimensions are approximate. Do not scale.





Important Notice

These particulars have been prepared to comply with the Consumer Protection from Unfair Trading Regulations 2008, and whilst every care has been taken to ensure accuracy, it is stressed they must be used as a guide only and do not constitute any part of an offer or contract. Services and appliances have not been tested. No responsibility is taken for error, omission or misunderstanding. The floor plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate; do not scale.